

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516**

May 8, 2013

Members present: Chairman, Al Zgolinski; Members: Carolyn Bachan, Marie Early and Kathleen Foley

1. Public Hearing:

Stephanie Hawkins, 15 Academy St. Postponed until June.

2. Old Business:

Butterfield Library – represented by Peter Downey. Mr. Downey presented a modified version of a previously approved shed. The building is now prefabricated with a slight overhang and vents on the gable end. The siding is board and batten; the doors have been simplified and there are no windows. K. Foley moved to accept the new application as presented and C Bachan seconded the motion. It was approved 4-0.

3. New Business:

a. Jay Siegel and Kathleen Duffet, 12 Rock St.

The Applicant proposed to replace the existing fiberglass main entry door with a new fiberglass door that includes stained glass glazing and partial-length, stain glass sidelights. The applicant noted the existing door is not wood and the house is new construction with vinyl siding. The Board members discussed the design of the door. C. Bachan expressed concern that the door has a Craftsman look, particularly with the stained glass, while the house is designed more in the Colonial Revival style. The Board members agreed that the style of the proposed door was not consistent to the style of the house. They had no problem with the synthetic material presented since the house was new construction with vinyl siding, and because the extant door is not wood. The Board members asked the applicant to look into possibilities for replacement doors with more of a Colonial Revival design. The applicant agreed and withdrew the application for further consideration.

b. Kevin McGrory, 166/168 Main St.

The Applicant requested approval to place a 4 ft. cedar picket fence between his property and the neighbors' properties. The proposed fence will extend across the driveway and have a gate there, as well as a gate between the applicant's house and the neighboring house to the east. The proposed gates will be of the same materials and design as the fence panels. The Board members explained to the Applicant that the fence pickets must be hung between the fence posts and not in front of the posts. The Applicant confirmed the posts will be a square cedar, but he had not yet picked out a cap or hardware for the gates. He reviewed options for these in the cut sheets that he submitted, and in conversation with the board made a selection for a finial which was indicated on those sheets. The board gave its approval for any of the hardware options on the cut sheets, and left the final selection to the applicant's discretion. The Chairman called for a vote on the application as modified in conversation

with the board, including all of the hardware in the cut sheet. The chairman requested that the applicant submit two more copies of the cut sheet, with finial and final hardware selections

C. Mark Robohm, 194 Main St.

The Applicant proposed changes to the exterior that are necessitated by interior modifications; a number of windows and doors will be reconfigured to allow interior flexibility. Replacement windows and doors will be wood; windows will be six-over-six sashes to match the dominant window configuration on the house. The Applicant noted the following changes would be made:

On the west façade:

- Two extant first floor windows will be shifted south on the façade to balance the space and bring greater symmetry; the same casings and sashes will be reused.
- On the north façade:
- An extant egress door on the west end will be removed and replaced with a six-over-six simulated divided light wood window;
- A large, horizontal, vinyl casement window at the center of the façade will be removed and replaced with a set of wooden French doors with simulated divided lights;
- Any necessary infill will be made with wood siding to match the existing siding.
- Sliding wooden patio doors will be installed at the east end, replacing an extant tripartite picture window

K. Foley moved to accept the application as submitted and C. Bachan seconded the motion. It was approved 4-0.

D. Dean Johnston and Maryjo Mullan, 6 Church St.

The Applicants proposed Photovoltaic solar panels on the west slope of the roof, along with an electrical box located on the northeast façade of the house (the rear façade).

A. Zgolinski expressed concern that the proposed panel configuration left a short row of panels at the south end which disrupted the overall symmetry of the structure. Mr. Keith Christensen from Hudson Solar explained that the configuration was designed to accommodate the chimney, and to optimize energy efficiency. The removal of the south panels would reduce the system's efficiency below 100%, he noted that in order for the installation to be subsidized by the State, the system must be at least 80% energy efficient. When questioned by Mr. Zgolinski, Mr. Christensen confirmed that the removal of the south end panels would reduce the system's efficiency to about 95%.

K. Foley noted this application is a first in the village because the panels are being installed on a street-facing roof slope rather than a side-facing slope, and therefore it sets a precedent. She noted that 6 Church Street is an important structure in the district because, unlike most of the remaining worker housing, it is brick rather than wood. While she strongly supports the use of solar panels in the village, she felt that it is important to ensure that they are installed sensitively and thoughtfully. Both because of the structure's importance in the district and its strong symmetry, she agreed with A. Zgolinski's thinking on the south panels.

After discussion, the applicants agreed to remove the southernmost panels from the application. The Chairman called for a vote on the application as amended. K. Foley made the motion and C. Bachan seconded it; it was approved 4-0.

E. Deirdre Mullane, 28 Parsonage St.

The applicant was not present and will be put on the June agenda.

4. Not on agenda:

Whistling Willies, 182 Main St. – Raul Juarez from Juarez Construction, represented Whistling Willies. The company currently rehabilitating the structure, inquired regarding the acceptability of composite materials to replace the denticulated cornice on the building. The Board reviewed the guidelines regarding composite materials, which state that they may be used higher than eight feet above the street. Brick repair on the structure was also discussed. To conserve the historic brick, Board members recommended hand removal of mortar rather than mechanized removal, as well as the use of softer mortar for repointing. In terms of color matching the mortar, the representative noted that many colors of mortar have been used on the building over time; the board suggested that he match the color that appears most commonly on the facades. An application form must be filled out and catalog cut sheets must be included for material being proposed; the application will be placed on the June agenda.

5. Correspondence:

- New York Metropolitan Transportation Council Visualizing MTA Data The importance of trend lines.
- Lamb Studios – products and services
- The Putnam County News and Recorder – Affidavit of Publication in the amount of \$40.51 for notices published
- Code Enforcement regarding deviation from the practices in place for going before the Boards
- Village of Cold Spring Summary of Adopted budgets 2013/2014.

- 6. Minutes:
- The minutes of April 10, 2013 were reviewed and revisions were requested. K. Foley moved to approve the minutes as amended and C. Bachan seconded the motion. The amended minutes were approved unanimously.

- 7. Board Business:
- Interviews for new Board members will be held May 23, 2013.
- Discussion regarding the condition of The Grove and a hatch that needs to be replaced. Chairman Zgolinski will inquire about the status of discussions that the VBOT would like to have related to the building.
- The Board discussed the location of a sewer line on Parrott St. that is mentioned in the LWRP.
- Chairman Zgolinski noted that this meeting was Marie Early's last meeting and thanked her for her service.
- The Board agreed to review the proposed local law to amend the zoning of the Butterfield site to B4-A. Members will submit comments to K. Foley by 5/31 and she will compile them for submission to the VBOT.

M. Early moved to adjourn the meeting and K. Foley seconded; adjourned 9:40 P.M.

Al Zgolinski, Chairman HDRB

Date